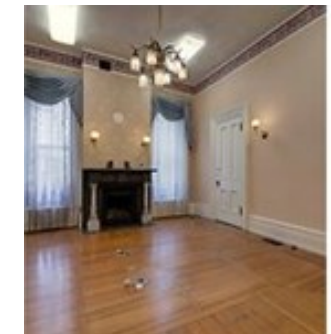
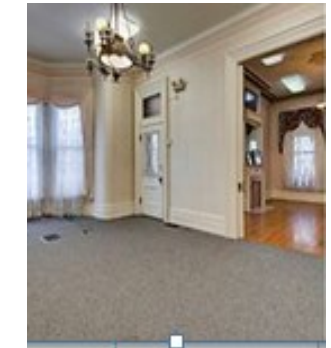




FOR SALE 435 E. WALNUT...5,649 SQ FT... NATIONAL HISTORIC REGISTER

EXCELLENT INVESTMENT OPPORTUNITY... MIXED USE... AIRBNB... CC ZONING



## FOR INFORMATION CONTACT

Skip Liebman

Reece Commercial Real Estate

[sliebman@ReeceCommercial.com](mailto:sliebman@ReeceCommercial.com)

3626 S Campbell Ave, Springfield Missouri 65807

417-849-3374 mobile

417-882-5710 office

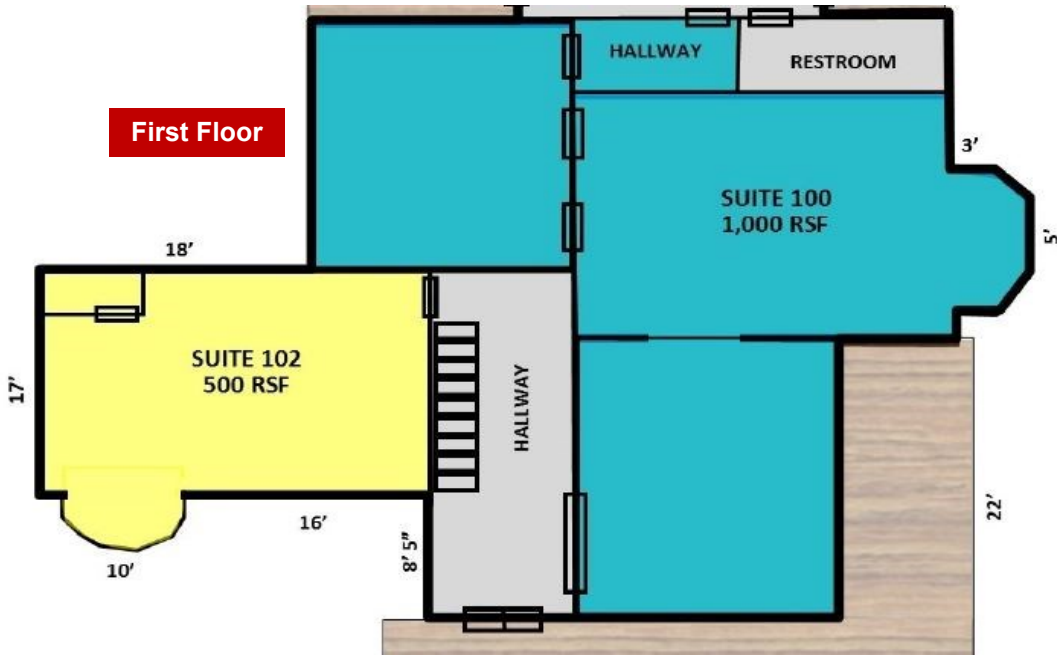
DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



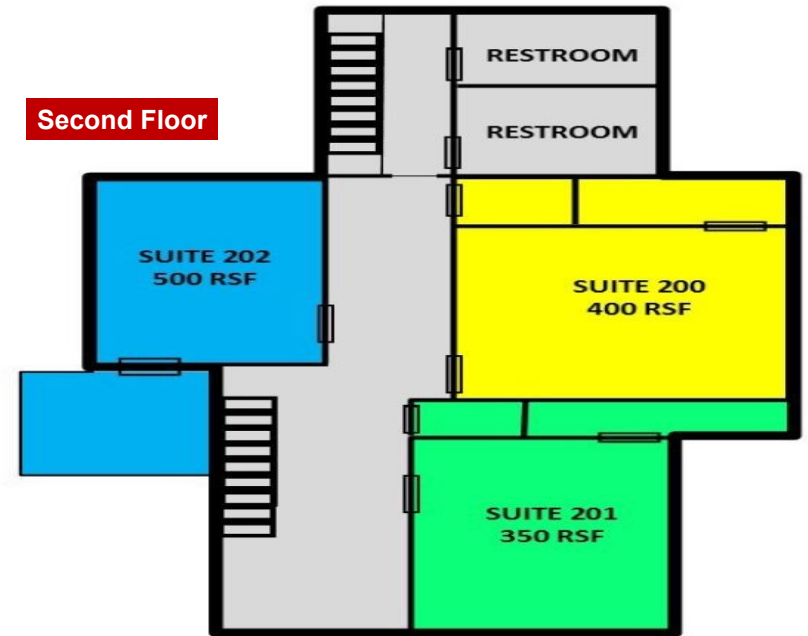
FOR SALE | 435 E. WALNUT...5,649 SQ FT. VICTORIAN HISTORICAL BUILDING

EXCELLENT INVESTMENT OPPORTUNITY... MIX USE... AIRBNB... CC ZONING

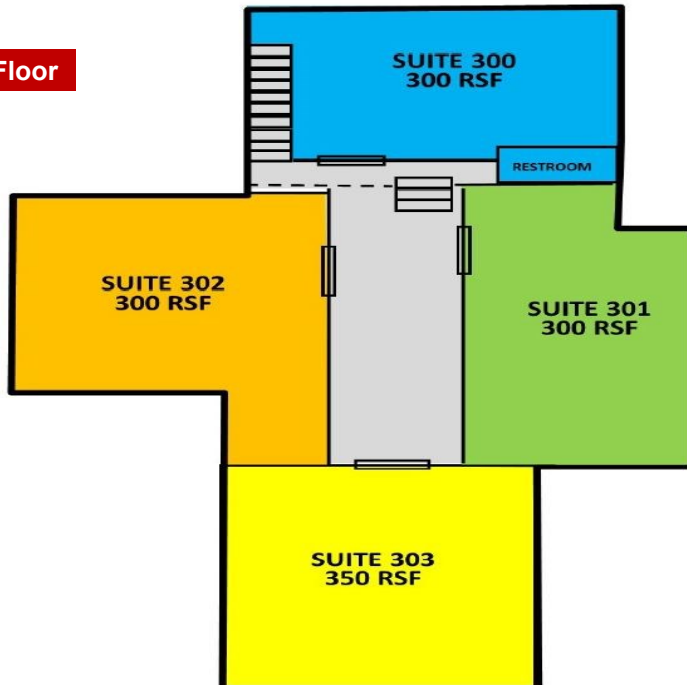
First Floor



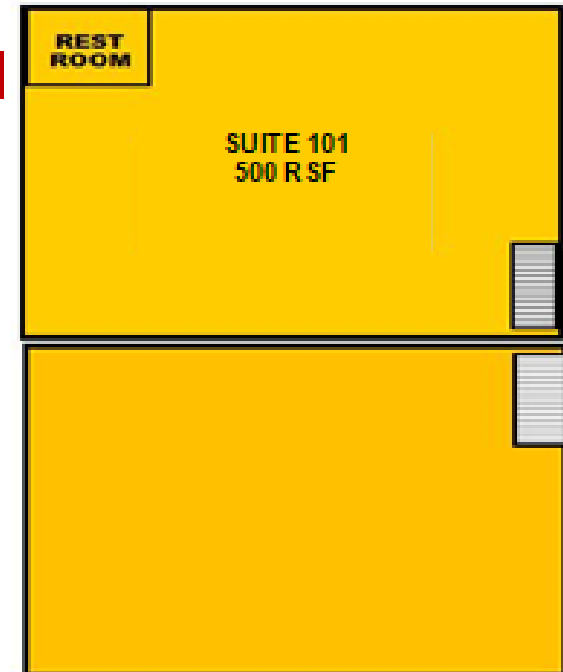
Second Floor



Third Floor



Summer House





# FOR SALE | 435 E. WALNUT...5,649 SQ FT. VICTORIAN HISTORICAL BUILDING

## EXCELLENT INVESTMENT OPPORTUNITY... MIXED USE... AIRBNB... CC ZONING



### BUILDING HIGHLIGHTS:

Zoning	Center City (CC)
Land Area:	0.4910 acres/ 21,388 sq. ft.
Building Square Feet:	5,649
Floors	Three
Interior:	Unique Victorian finish
Built:	1881
Bathrooms:	Six
Utilities:	All available
Parking:	On-site & on street
Price:	\$699,000

### REDEVELOPMENT INCENTIVES:

Property currently listed on Historical Register. Possibly eligible for County tax abatement, Federal and State Tax Credits and other incentive programs

### PROPERTY SUMMARY:

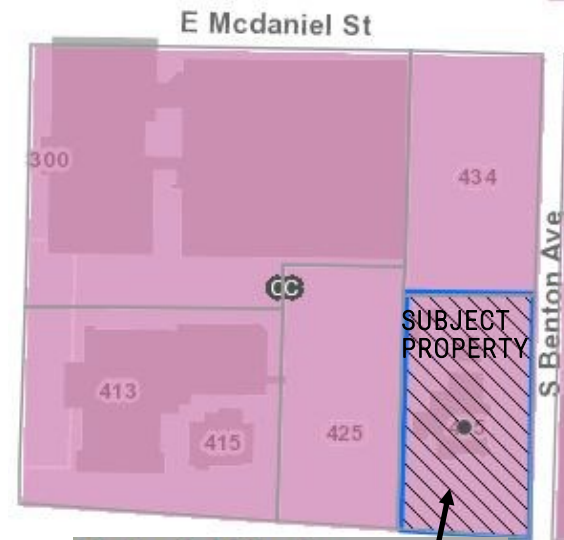
EXCELLENT INVESTMENT OPPORTUNITY... MULTI\_FAMILY...MIXED USE... AIRBNB... CC ZONING. Located in the heart of downtown near the intersection of S. Jefferson and E. Walnut. Plumbing and electrical updated. Minutes away from MSU, Cardinal Ball Park, Federal Court House, and City, County and State Government Plaza. Circa 1881; Victorian architecture; high ceilings, wood and carpeted floors; unique mill work; and period light fixtures and fireplaces. Plenty of natural light; fully equipped kitchen. The building includes pre-wiring for fire alarms; 5 bathrooms in main building and 1 bathroom in Summer House. Easy accessibility off E. Walnut, with plenty of parking on-site and on-street. Property possibly eligible for city, county, state & Federal incentive programs Per appraiser, sq. ft. main house is 5,649, summer house is 500 sq. ft, 733 sq ft of unfinished basement and tunnel. Roof completed in 2007. Many seller improvements have been made over the years! This is a rare opportunity to purchase one of the finest historic treasures in Springfield, MO. Call Listing Agent for additional information or an appointment to tour..



# FOR SALE | 435 E. WALNUT...5,649 SQ FT. VICTORIAN HISTORICAL BUILDING

EXCELLENT INVESTMENT OPPORTUNITY... MIXED USE... AIRBNB... CC ZONING

- The Springfield, Missouri Metropolitan Statistical Area (MSA) is comprised of Greene, Christian, Webster, Polk and Dallas counties and has a population of 487,061 people.
- The Springfield Regional Economic Partnership spans 10 counties: Barry, Christian, Dade, Dallas, Greene, Lawrence, Polk, Stone, Taney, and Webster and includes 657,287 people.
- Springfield's area of economic influence reaches 27 counties and 1,071,707 people. Over the past 10 years, the metro area's population has grown 11%



BY THE NUMBERS

# 475K

Population of Springfield Metropolitan Service Area

BY THE NUMBERS

# 2.7%

Unemployment rate

BY THE NUMBERS

# 45K

The number of college students in SGF, making it the biggest college town in Missouri.

Statistics from February 2024

### CENTER CITY ZONING DISTRICT(CC)

Intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. Center City Zoning provides exceptional developer friendly zoning.

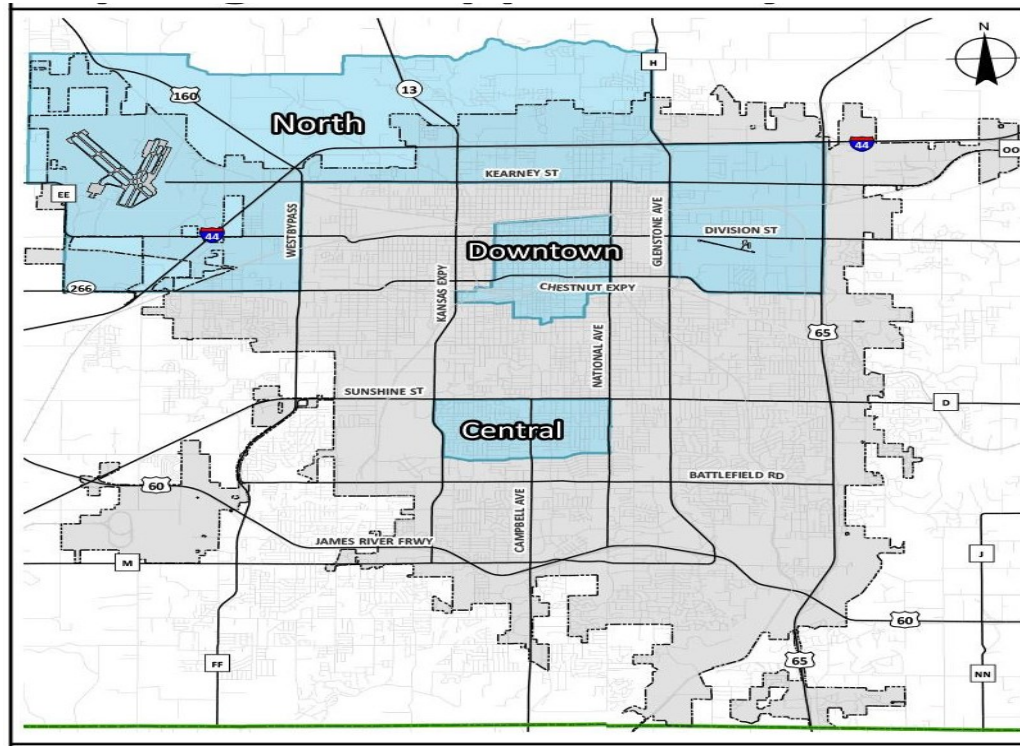
### DOWNTOWN:

Downtown Springfield is the home of hundreds of thriving businesses including restaurants, retail, galleries and traditional office spaces. Looking to start a new business or move to a new storefront? Downtown's commercial spaces offer history, vibrancy and great neighbors.

### Springfield Zoning

	Residential Single Family
	Residential Town House
	Residential Low Density
	Residential Medium Density
	Residential High Density
	Manufactured Home
	Office District 1
	Office District 2
	Government/Institutional
	Planned Development
	Limited Business
	General Retail
	Highway Commercial
	Commercial Services
	Center City

**OPPORTUNITY ZONE**



- Opportunity Zones are a Community Investment tool established by Congress in the Tax Cuts and Jobs Act of 2017. Ten census tracts in Springfield have been designated as Opportunity Zones by the Missouri Department of Economic Development. (DED)

These zones provide an economic development tool that encourages long-term investments and job creation in low-income and/or economically distressed community areas.

- The program works by providing tax incentive for investors who invest capital gains in new businesses or improving property located in designated Opportunity Zones.
- An investor can defer tax on any prior eligible gain to the extent the corresponding amount is invested in a Qualified Opportunity Fund (QOF).
- Qualified investments held for at least 5 years are eligible for a 10% exclusion of the deferred gain. If qualified investments are held for 10 years, the investor may qualify to pay no taxes on any capital gains produced through the investment in the Opportunity Zone
- City application or approval is not required to take advantage of the OZ tax benefits. Consulting with a tax professional is recommended.



FOR SALE | 435 E. WALNUT...5,649 SQ FT. VICTORIAN HISTORICAL BUILDING

EXCELLENT INVESTMENT OPPORTUNITY... MIXED USE... AIRBNB... CC ZONING



### Downtown Redevelopment

- The renaissance in downtown Springfield has transformed this historic district into the heart of the Springfield region.
- Fine dining, trendy retail, a lively art scene, entertainment venues and an explosion of loft apartments exist at every turn.
- More than \$400 million of private and public money has gone into historic renovations, high-tech research facilities, an 8,000 seat baseball stadium—home to the AA Springfield Cardinals, convention center, recreational ice rink and plenty of park space.

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## LOCAL REGIONAL & COAST TO COAST NATIONAL FOOT PRINT

REECE COMMERCIAL REAL ESTATE affiliation with our parent company Berkshire Hathaway and our Real Estate Division Home Services assures a corporate professional reach extending far beyond Southwest Missouri, providing a unique nationwide opportunity to our commercial real estate clients.

### A.L. "Skip" Liebman- Senior Commercial Specialist

- Over 18 Years as a Commercial Real Estate Specialist
- Ten years as a management business consultant working locally and with Fortune 100 and 500 companies nationwide
- Personally owned and developed commercial property
- Organized, managed, and participated in private real estate investment groups
- Core competency includes representation of Buyer and Seller leasing or selling, with emphasis on retail, hospitality, office and industrial properties
- CO-STAR Power Broker



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[sliebman@ReeceCommercial.com](mailto:sliebman@ReeceCommercial.com)

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